

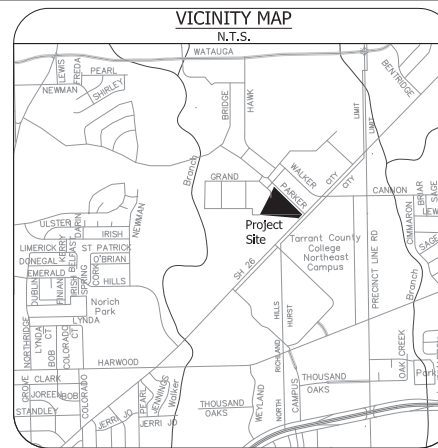
Notes

- 1. Basis of Bearings is the plat of Hometown-Dolce Addition, Phase I, an addition to the City of North Richland Hills according to the plat thereof recorded in County Clerk's File Number D214009589, Plat Records, Tarrant County, Texas.
2. All "Public Access Easements" shown hereon are to be privately held and maintained, but open for public access and use.
3. This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.
4. These easements will be abandoned by separate Instrument once new utility infrastructure has been constructed and approved.

Flood Statement

According to Community Panel Number 48439C0205K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Table with columns: LINE, BEARING, DISTANCE. Lists boundary measurements for various lots and easements.



Owner's Dedication

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, RCC Hometown Apartments, Ltd., acting by and through the undersigned, its duly authorized agent, does hereby add to this plat designating the hereinabove described real property as Lot 2, Block A and Lots 1 and 1X, Block B, Hometown-Dolce Addition, Phase II, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, right-of-way and other public areas shown on this plat.

WITNESS UNDER MY HAND THIS THE \_\_\_ day of \_\_\_, 2016.

BY: RCC HOMETOWN APARTMENTS, LTD., A Texas limited liability company

By: \_\_\_\_\_

STATE OF TEXAS COUNTY OF \_\_\_\_\_

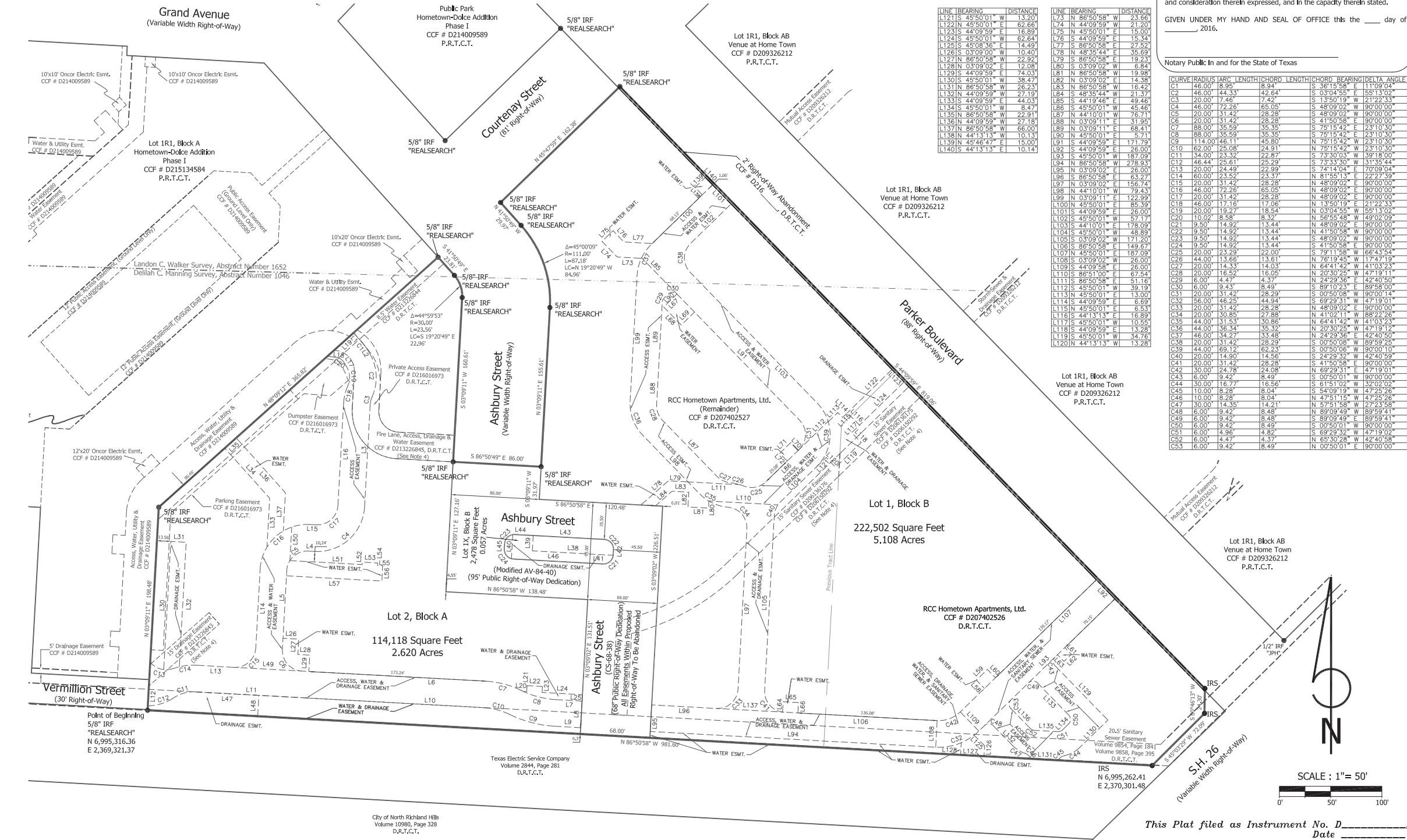
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that the same of the act of said individual, and that he executed the same as the act of such corporation, and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2016.

Notary Public In and for the State of Texas

Table with columns: LINE, BEARING, DISTANCE. Lists boundary measurements for various lots and easements.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for various easements.



Owner's Certification

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, RCC Hometown Apartments, Ltd., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Delilah C. Manning Survey, Abstract Number 1046 and the Landon C. Walker Survey, Abstract Number 1652, City of North Richland Hills, Tarrant County, Texas and being all of that certain tract of land described by deed to RCC Hometown Apartments, Ltd. recorded in County Clerk's File Number D207402526, Deed Records, Tarrant County, Texas and a portion of that certain tract of land described by deed to RCC Hometown Apartments, Ltd. recorded in County Clerk's File Number D207402527, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found in the south line of said RCC Hometown tract, said iron rod also being the southeast corner of Hometown-Dolce Addition, Phase I, an addition to the City of North Richland Hills according to the plat thereof recorded in County Clerk's File Number D214009589, Plat Records, Tarrant County, Texas and being in the north line of that certain tract of land described by deed to Texas Electric Service Company (TESCO) recorded in Volume 2844, Page 281, Deed Records, Tarrant County, Texas;

THENCE along the east line of said Hometown-Dolce Addition the following bearings and distances:

North 03 degrees 09 minutes 11 seconds East, 198.48 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 48 degrees 09 minutes 12 seconds East, 365.82 feet to a 5/8 Inch Iron rod with cap stamped "REALSEARCH" found;

South 41 degrees 50 minutes 49 seconds East, 23.81 feet to a 5/8 Inch Iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right;

23.56 feet, with said curve to the right, having a radius of 30.00 feet, through a central angle of 44 degrees 59 minutes 53 seconds, whose long chord bears South 19 degrees 20 minutes 49 seconds East, 22.96 feet to a 5/8 Inch Iron rod with cap stamped "REALSEARCH" found;

South 03 degrees 09 minutes 11 seconds West, 160.61 feet to a 5/8 Inch Iron rod with cap stamped "REALSEARCH" found;

South 86 degrees 50 minutes 49 seconds East, 86.00 feet to a 5/8 Inch Iron rod with cap stamped "REALSEARCH" found;

North 03 degrees 09 minutes 11 seconds East, 155.61 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the left;

87.18 feet, with said curve to the left, having a radius of 111.00 feet, through a central angle of 45 degrees 00 minutes 09 seconds, whose long chord bears North 19 degrees 20 minutes 49 seconds West, 84.96 feet to a 5/8 Inch Iron rod with cap stamped "REALSEARCH" found;

North 41 degrees 50 minutes 49 seconds West, 29.97 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 45 degrees 47 minutes 59 seconds East, 162.38 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found in the south right-of-way line of Parker Boulevard (88' Right-of-Way);

THENCE South 44 degrees 09 minutes 59 seconds East, 819.06 feet along said south right-of-way line of Parker Boulevard to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the north end of a corner clip in said south right-of-way line of Parker Boulevard and the west right-of-way line of State Highway 26 (Variable Width Right-of-Way);

THENCE South 00 degrees 46 minutes 13 seconds West, 24.30 feet along said corner clip to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the south end of said corner clip;

THENCE South 45 degrees 03 minutes 29 seconds West, 72.09 feet along the east line of said RCC Hometown tract and said west right-of-way line of State Highway 26 to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the southeast corner of said RCC Hometown tract, said iron rod also being in the north line of said TESCO tract;

THENCE North 86 degrees 50 minutes 58 seconds West, 981.60 feet along the south line of said RCC Hometown tract and said north line of the TESCO tract to the POINT OF BEGINNING and containing 368,471 square feet, 8.459 acres of land, more or less.

Surveyor's Certification

STATE OF TEXAS COUNTY OF JOHNSON

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Executed this the \_\_\_ day of \_\_\_, in the year of our Lord 2016.

PRELIMINARY

Jeremy Luke Deal Registered Professional Land Surveyor Texas Registration No. 5696

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JEREMY LUKE DEAL known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that the same of the act of said individual, and that he executed the same as the act of such corporation, and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2016.

Notary Public in and for the State of Texas

FINAL PLAT HOMETOWN - DOLCE ADDITION PHASE II LOT 2, BLOCK A & LOTS 1 & 1X, BLOCK B 8.459 ACRES situated in the Delilah C. Manning Survey, Abstract Number 1046 and the Landon C. Walker Survey, Abstract 1652, Tarrant County, Texas

REALSEARCH OF TEXAS, LLC P.O. Box 1006, Colleyville, Texas 76044 Ph: 817-937-3555, jdeal@realsearch.org, www.realsearch.org

Engineer: HP Civil Engineering 5339 Alpha Road Suite 300 Dallas, Texas 75240 972-701-9636

Owner/Developer: RCC Hometown Apartments, Ltd. 99 Main Street Suite 200 Colleyville, Texas 76034

Project Number: 150013 Date: February 15, 2016 Revised Date: Revision Notes: Sheet 1 of 1

This Plat filed as Instrument No. D \_\_\_\_\_ Date \_\_\_\_\_